



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: JULY 14, 2005

SUBJECT: TIME EXTENSIONS FOR TRACT MAPS

A handwritten signature in black ink, appearing to be "WH", is written over the word "BUILDING" in the "FROM" line.

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

Staff recommends your Commission approve the time extension.

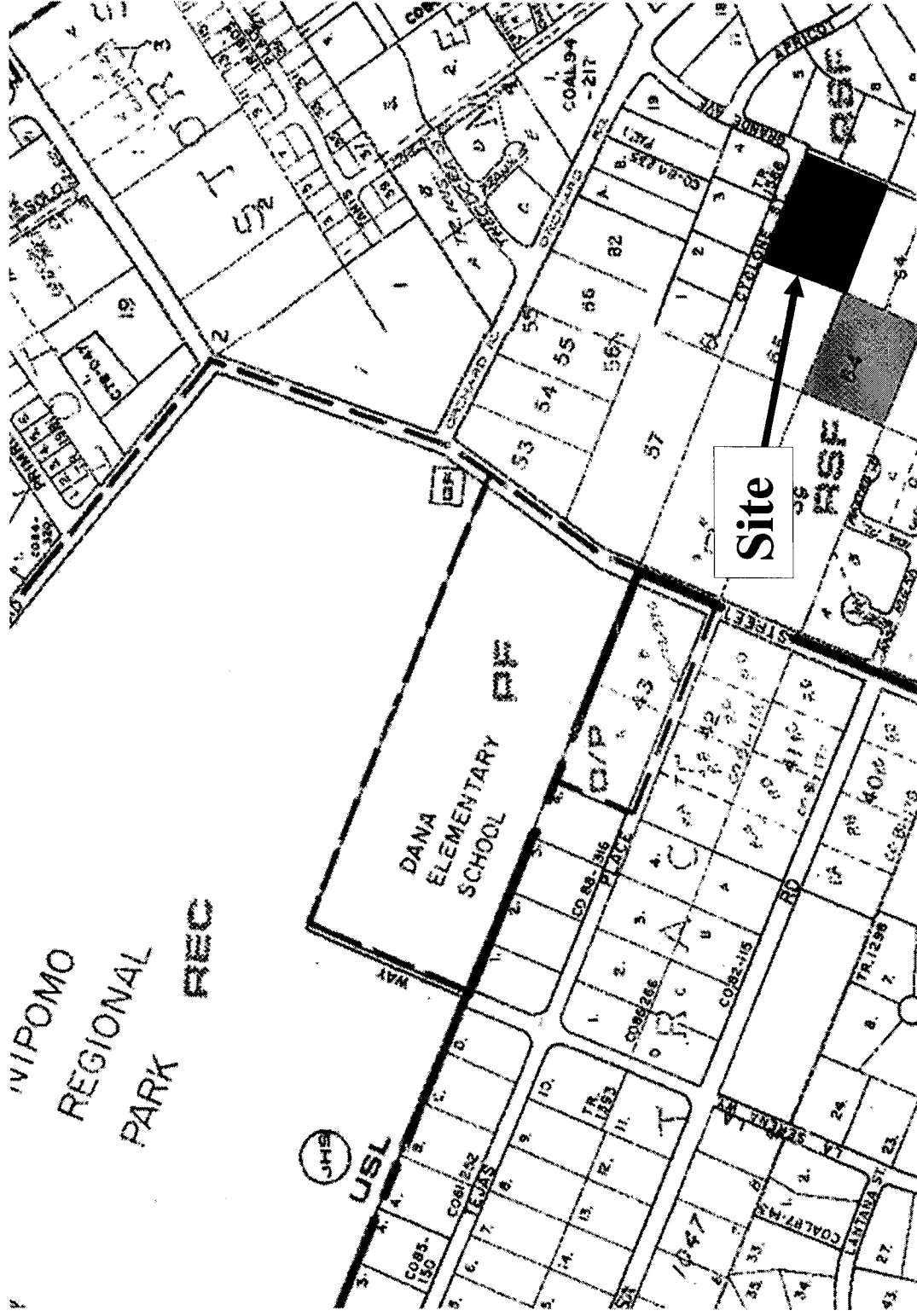
DISCUSSION

The following time extension is recommended for approval:

TRACT 2393 (S000418T) Request from Robert Newdoll for a **2nd time extension** on Vesting Tentative Tract Map 2393 to subdivide an existing 2.5 acre parcel into seven parcels ranging in size from 10,000 square feet to 16,600 square feet each. The project is located on the southwest corner of Grande Avenue and Cyclone Street, in the community of Nipomo, in the South County planning area and in the Residential Single Family land use category. APN: 092-123-008. Supervisorial District 4.

The tentative map is to expire on October 24, 2005. On June 17, 2005, the applicant requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **2nd one-year time extension** be granted to October 24, 2006, subject to the conditions of approval in the Planning Commission Resolution adopted October 24, 2002.

VIPOMO
REGIONAL
PARK REC



Project

Newdell Tract Map, TRACT 2393 (S000418T)



Exhibit

Land Use Categories



Tentative Tract Map

Newdollar Tract Map, TRACT 2393 (S000418T)